

RECORD OF SURVEY
AND
MINOR SUBDIVISION
FOR
**JOHN REID
INVESTMENT CO., LTD.**

TO BE KNOWN AS THE
**STEAMBOAT MOUNTAIN
MINOR SUBDIVSION, PHASE 5**

LOCATED IN SECTION 6
TOWNSHIP 2 SOUTH, RANGE 5 WEST
UTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to the John Reid Investment Co., Ltd., that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PARENT PARCEL

TOWNSHIP 2 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 6: Beginning at the Southeast Corner of said Section 6; thence South 89°34'48" West 2607.00 feet to the South Quarter Corner; thence South 87°31'06" West 1306.07 feet to the Southwest Corner of the East Half of the Southwest Quarter; thence North 0°33'52" East 2632.52 feet to the Northwest Corner of said E1/2 of said SW1/4; thence South 84°50'53" East 1976.05 feet; thence South 839.30 feet; thence South 86°00'00" East 816.67 feet; thence South 1°00'00" West 535.00 feet; thence South 86°00'00" East 1132.70 feet to a point on the East section line; thence South 1°09'18" West 869.27 feet to the point of beginning, containing 165.639 acres.

DESCRIPTION OF SUBJECT PROPERTY

TOWNSHIP 2 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 6: Beginning at the Southeast Corner of said Section 6; thence South 89°34'48" West 2607.00 feet to the South Quarter Corner; thence South 87°31'06" West 1306.07 feet to the Southwest Corner of the East Half of the Southwest Quarter; thence North 0°33'52" East 1621.97 feet along the West line of said E1/2 of said SW1/4; thence South 63°00'00" East 1214.32 feet; thence North 4°00'00" East 396.46 feet; thence South 80°00'00" East 881.80 feet; thence North 302.68 feet; thence South 86°00'00" East 816.67 feet; thence South 1°00'00" West 535.00 feet; thence South 86°00'00" East 1132.70 feet to a point on the East section line; thence South 1°09'18" West 869.27 feet to the point of beginning, containing 112.175 acres.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #913.
SURVEY FINDINGS: See Boundary Line Adjustment plat for description of section corners and 1/4 corners.
NOTE: This survey was performed at the request of John Reid. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owner's of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

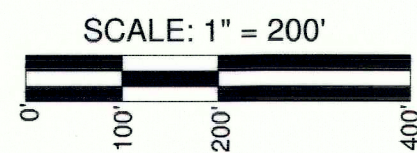
John Reid Investment Co., Ltd. BY: John A. Reid John Reid Investment Co., Ltd. BY: Nola M. Reid

ACKNOWLEDGEMENT

County of _____ } s.s.
State of _____ }

On this _____ day of _____, 20____, personally appeared before me, John Reid and Nola M. Reid, as authorized agents of the John Reid Investment Co. Ltd., the signers of the above OWNER'S CERTIFICATE, and who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public



• = 5/8"X24" REBAR SET WITH YELLOW
PLASTIC CAP STAMPED PEATROSS 155666

DUCHESNE COUNTY TREASURER
I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Colene Nelson Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT
Approved as a Minor Subdivision this _____ day of _____, 20____, by the
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER
State of Utah } s.s.
County of Duchesne } Entry Number _____
Filed for recording at the request of _____ on this _____
day of _____, 20____. Time _____ Book _____ Page(s) _____
Fee: _____
Carolynne Madsen Duchesne County Recorder

PREPARED BY
PEATROSS LAND SURVEYS

PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032
CELL: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 11/24/14	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: JOHN REID JOB# 1206	

County Surveyor File # 3266